



Piggotts Road, Caversham, Reading, RG4 8EN

£389,950

Walmsley

## Piggotts Road, Caversham, Reading, RG4 8EN

Walmsley Estate Agency are pleased to offer to the market this superb example of a Victorian terrace property, boasting accommodation over three floors, benefiting from loft conversion and garage. The accommodation comprises sitting room, open plan kitchen/dining room with refitted shaker style kitchen (with wooden counter tops and integrated fridge/freezer and dishwashing machine), three bedrooms and a modern bathroom suite with shower. Externally the property benefits from an enclosed rear garden with patio area and pathway leading to garage. Residents parking is available to the front of the property. Viewing recommended. EPC rating D. Council tax Band C.

Situated at Piggott's Road, is walking distance of Caversham town centre, offering a diverse array of shops and services, including a doctors' surgery, dental practice, and gyms. Nature enthusiasts will appreciate the proximity to Christchurch Meadow and the picturesque River Thames. For commuters, Reading town centre and Reading mainline station is easily accessible on foot (0.7 miles). The mainline station provides a direct line to London Paddington and upcoming Cross Rail services, ensuring seamless connections to the capital and beyond.

Tenure - Freehold





- Excellent Presentation
- Two Reception Rooms
- Refitted Kitchen and Bathroom
- Three Bedrooms
- Garden
- Garage



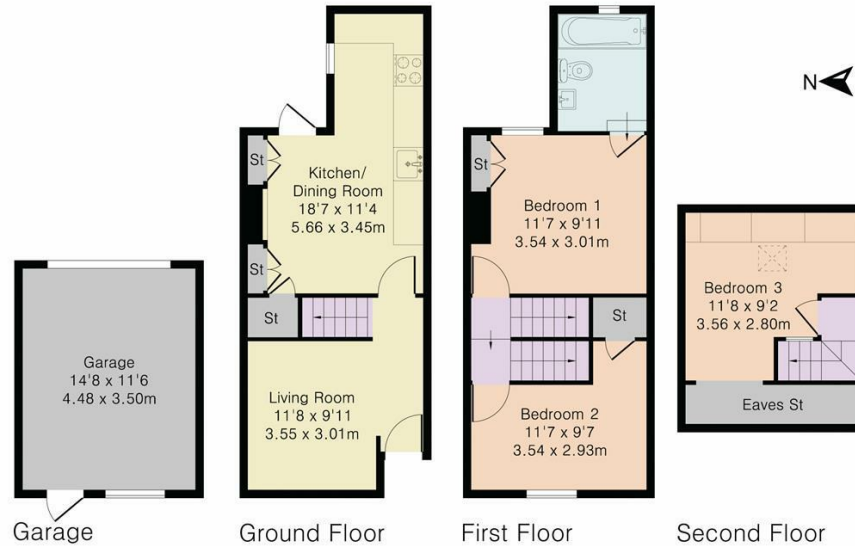
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Approximate Gross Internal Area 935 sq ft – 87 sq m  
 Ground Floor Area 314 sq ft – 29 sq m  
 First Floor Area 322 sq ft – 30 sq m  
 Second Floor Area 130 sq ft – 12 sq m  
 Garage Area 169 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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